



SEQUENCE: 20151560342

No. Pages: 6

6/5/2015 2:02 PM

F. ANN RODRIGUEZ, RECORDER

Recorded By: KMS (e-recording)



WHEN RECORDED, RETURN TO:

Marc A. Marra
Fennemore Craig, P.C.
2394 East Camelback Road
Suite 600
Phoenix, Arizona 85016-3429
Title Security Agency

Order # 61733521

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TERRA BELLA RANCHES LLC**, an Arizona limited liability company ("*Grantor*"), does hereby convey, grant and sell to **ROSEMONT COPPER COMPANY**, an Arizona corporation ("*Grantee*"), the following described real property situated in Pima County, Arizona (the "*Property*") together with all improvements thereon, and all rights, privileges, easements, hereditaments, tenements and appurtenances belonging to such Property:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

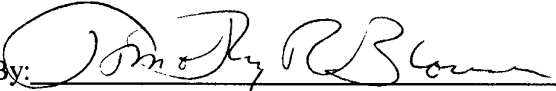
Subject to the matters described on Exhibit "B" attached hereto and incorporated herein by this reference, Grantor warrants the title as against all acts of Grantor and no other. Grantor hereby quit-claims any and all water rights appurtenant to the Property owned by Grantor.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

DATED this 5th day of June, 2015.


GRANTOR:

TERRA BELLA RANCHES LLC, an Arizona
limited liability company

By: 

Name: Timothy R. Blowers

Its: Manager

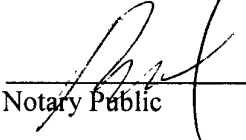
By: 

Name: Judy D. Lester

Its: Manager

STATE OF ARIZONA)
) ss.
County of Pima)

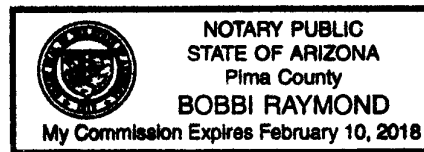
The foregoing Special Warranty Deed dated the 5th day of June, 2015, consisting of a total of SIX (6) pages, granted for the benefit of Rosemont Copper Company, an Arizona corporation, was executed before me on this 4th day of June, 2015 by Timothy R. Blowers, as Manager of Terra Bella Ranches LLC, an Arizona limited liability company, for and on behalf of the company.



Notary Public

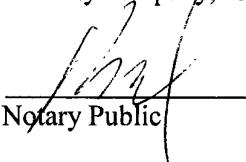
My Commission Expires:

2/10/18



STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing Special Warranty Deed dated the 5th day of June, 2015, consisting of a total of SIX (6) pages, granted for the benefit of Rosemont Copper Company, an Arizona corporation, was executed before me on this 4th day of June, 2015 by Judy D. Lester, as Manager of Terra Bella Ranches LLC, an Arizona limited liability company, for and on behalf of the company.



Notary Public

My Commission Expires:

2/10/18

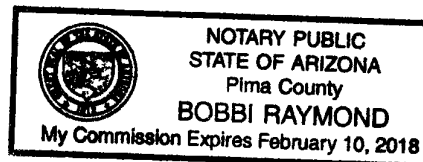


EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA,
STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1

The North half of the Northwest quarter of the Northwest quarter of Section 10, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

(JV Arb 7)

Parcel 2a

Lot 4 and the Northwest quarter of the Southwest quarter of Section 10, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

(Portion JV Arb 9)

Parcel 2b

The Southwest quarter of the Northwest quarter of Section 10, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

(Portion JV Arb 9)

Parcel 3

The North 10 acres of Lot 3, the South line of said 10 acres being parallel with the North line of said Lot 3;

The Northeast quarter;

The East one-half of the Northwest quarter;

The South one-half of the Northwest quarter of the Northwest quarter and

The Northeast quarter of the Southwest quarter of Section 10, Township 18 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

(JV Arb 12)

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. RESERVATIONS contained in the Patent from the United States of America, recorded in Book 84 of Deeds at page 466, reading as follows:

SUBJECT to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America, Excepting and reserving, however, to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine, and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat., 862); Modified by Patent to Minerals, Patent No. 02-97-0016 recorded at Sequence No. 20121250402; and modified by Patent to Minerals, Patent No. 02-97-0017 recorded at Sequence No. 20121250403.

(Parcel 2a and the North 10 acres of Lot 3 and the Northeast Quarter of the Southwest Quarter, part of Parcel 3)

2. RESERVATIONS contained in the Patent from the United States of America, recorded in Book 107 of Deeds at page 306, reading as follows:

SUBJECT to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America.

(Portion of Parcel 3)

3. RESERVATIONS contained in the Patent from the United States of America, recorded in Book 107 of Deeds at page 307, reading as follows:

SUBJECT to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America.

(Parcel 1, Parcel 2b and portion of Parcel 3)

4. TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien not yet due and payable for the following year:

2015

NOTE: All liens due and payable have been paid.

5. Reservation of all rights to oil, gas and associated hydrocarbons as set forth in Deed recorded in Docket 7933 at page 1009 and thereafter assigned by Assignment recorded in Docket 8499 at page 1664. (As to Parcel 1, Parcel 2b and Parcel 3 except the North 10 acres of Lot 3 and except the Northeast Quarter of the Southwest Quarter)

6. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	1032
Page	114
Purpose (Parcel 2a)	electric transmission or distribution lines

7. EASEMENT and rights incident thereto, as set forth in instrument:

Recorded in Docket	1032
Page	115
Purpose (Parcel 3)	electric transmission or distribution lines